105.0	0003	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,236,200 / 1,236,200
					USE VALUE:	1,236,200 / 1,236,200
					ASSESSED:	1,236,200 / 1,236,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
52		MORNINGSIDE DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEIBOVITZ ARNOLD &CHARLOTTE
Owner 2:	TRUSTEES/LEIBOVITZ TRUST
Owner 3:	
Street 1:	52 MORNINGSIDE DRIVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 12,443 Sq. Ft. of land mainly classified as One Family with a Contemporary Building built about 1960, having primarily Wood Shingle Exterior and 3576 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12443.000	673,500	7,400	555,300	1,236,200
Total Card	0.286	673,500	7,400	555,300	1,236,200
Total Parcel	0.286	673,500	7,400	555,300	1,236,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 345.71 | /Parcel: 345.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 67545

GIS Ref

GIS Ref

Insp Date 10/17/18

!8332!

PREVIOUS ASSESSMENT

Parcel ID 105.0-0003-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	673,200	7400	12,443.	555,300	1,235,900	1,235,900	Year End Roll	12/18/2019
2019	101	FV	545,200	7700	12,443.	555,300	1,108,200	1,108,200	Year End Roll	1/3/2019
2018	101	FV	545,200	7700	12,443.	476,000	1,028,900	1,028,900	Year End Roll	12/20/2017
2017	101	FV	545,200	7700	12,443.	444,200	997,100	997,100	Year End Roll	1/3/2017
2016	101	FV	545,200	7700	12,443.	380,800	933,700	933,700	Year End	1/4/2016
2015	101	FV	481,700	8000	12,443.	341,100	830,800	830,800	Year End Roll	12/11/2014
2014	101	FV	481,700	8000	12,443.	315,700	805,400	805,400	Year End Roll	12/16/2013
2013	101	FV	481,700	8000	12,443.	301,100	790,800	790,800		12/13/2012

PRINT

Date	Time
12/10/20	22:54:36

LAST REV

Date	Time
06/18/20	09:49:17
mmcmakin	
8332	

USER DEFINED

Prior Id # 1:	67545
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEIBOVITZ ARNOL	1215-175		12/21/1999	Convenience		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/20/2018	1367	Dormers	21,700	C				
3/16/2016	293	Solar Pa	8,473					
2/7/2013	159	Manual	45,034	C				
3/3/2011	113	Redo Kit	39,372					

ACTIVITY INFORMATION

Date	Result	By	Name
10/17/2018	Meas/Inspect	CC	Chris C
5/22/2013	Info Fm Prmt	EMK	Ellen K
2/24/2009	Meas/Inspect	189	PATRIOT
11/29/1999	Inspected	267	PATRIOT
11/10/1999	Mailer Sent		
10/27/1999	Measured	263	PATRIOT
5/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12443		Sq. Ft.	Site		0	70.	0.64	4									555,304						555,300	

Total AC/HA: 0.28565 | Total SF/SM: 12443 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 555,304 | Spl Credit | Total: 555,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	9 - Contemporary		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	7 - Brick	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:	1	Rating:	Good
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.09317541
Const Adj.:	1.00999999
Adj $ / SQ:	138.013
Other Features:	146537
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	704572
Depreciation:	32410
Depreciated Total:	672162

COMMENTS

646-3938 SINK IN WETBAR.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	1
Totals			
1	7	3	

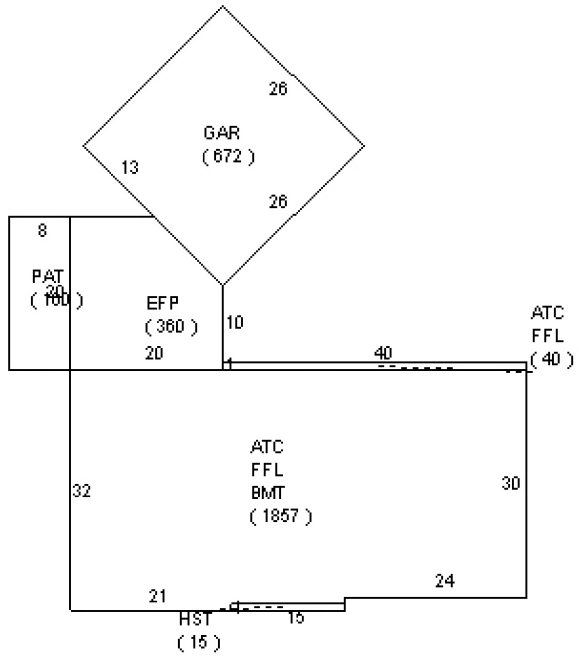
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	151.81
Special Features:	1300	Val/Su Net:	124.31
Final Total:	673500	Val/Su SzAd	284.27

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,897	138.010	261,811
BMT	Basement	1,857	75.870	140,896
GAR	Garage	672	18.910	12,706
ATC	Attic	465	138.010	64,144
EFP	Enclos Porch	360	35.140	12,649
PAT	Patio	160	4.640	742
HST	Half Story	8	138.010	1,035

Net Sketched Area:	5,418			Total:	493,983
Size Ad	2369.265	Gross Are	6858	FinArea	3576

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
ATC	70				
BMT	100	FLA	90	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 105.0-0003-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
10	Pool-Conc.	D	Y	1	14X38	A	AV	1978	20.68	T	32.8	101			7,400			7,400
96	Whirl Pool	D	S	1	4	A	AV	1978	500.00	T	32.8	101			1,300			1,300

More:	N	Total Yard Items:	7,400	Total Special Featues:	1,300	Total:	8,700